



St. Johns River

Water Management District

Ann B. Shortelle, Ph.D., Executive Director

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On the Internet at www.sjrwmd.com.

Date: March 23, 2017

TO: Prospective Respondents

FROM: Debra Stratton, Real Estate Services Coordinator

SUBJECT: Addendum #1 to Invitation to Offer #1320 – Maytown Property
Palm Bluff Conservation Area in Volusia County

As a result of questions/inquiries at the Mandatory Site Visit held Wednesday, March 15, 2017, the following clarifications/additional information are provided. Please make all appropriate changes to your ITO documents and respond accordingly.

1. Question: What is the condition of the perimeter fencing?

Clarification: The entire lease area perimeter is fenced. Some portions of the fence are in better condition than others, but overall most of it is in good condition. There is one stretch along the western side of the lease that is in poor condition. When new cows are brought on site, this area may need some attention. The current Lessee's cows rarely go into this area, so the fence has been sufficient; however, new cows may be more apt to test the boundaries. No in-kind credits will be provided for repair of this perimeter fencing, as it is the responsibility of the Lessee. If the District's Land Manager determines that a new fence is needed on the interior of the property in the future, the District may be able to provide some credit for new fence construction. Currently there is no funding or in-kind credits anticipated for fencing during the lease term. All fences constructed on District property will become property of the District.

2. Question: Is the large pasture to the NE of the powerlines included in the lease?

Clarification: Yes. This area was viewed at the end of the tour.

3. Question: Are there scales with the pens?

Clarification: No. Pens are as is.

4. Question: Will the structures within the lease area remain?

Clarification: No. Most of the structures are slated for demolition and removal. There is a small building that will remain for the short term but may not remain for the duration of the lease. The pole barn near the Maytown Road gate will also remain for the short term but may not be there for the duration of the lease. Lessee may be allowed to utilize these structures at the discretion of the District Land Manager.

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5. Question: What is the level of public use on the property?

Clarification: There is a lot of authorized public use here. Hiking, biking, and horseback riding are common recreational activities. Camping is allowed on the property but the campsite is outside of the leased area. Some designated trails traverse portions of the lease area. There are small walk-through gates in the perimeter fences where the trails enter and exit the lease area. The property also hosts occasional races and other events. The powerline corridor has traffic from utility workers as well.

6. Question: Are donkeys allowed?

Clarification: Lessee may have donkeys on the property. The donkeys will count against the maximum number of animal units authorized.

7. Question: Number and location of wells? Can a holding tank be added to one of the existing wells?

Clarification: There are only two functioning wells on the lease site. One in the vicinity of the pens and one near the old gator farm. Both wells have electric pumps. Lessee is responsible for maintenance and repair of wells during the term of the lease. Yes, the District's Land Manager will allow the Lessee to add a holding tank to one, or both, of the wells, if needed.

8. Question: Is Lessee required to mow pastures?

Clarification: Mowing pastures is not required, but it is allowed if the Lessee desires.

9. Question: Where can new cattle be located for the 7-day quarantine period?

Clarification: New cattle may be quarantined on the leased property within an existing interior fenced area determined by the Land Manager. The Land Manager will coordinate with the Lessee to find an appropriate area.

10. Question: Is haying allowed?

Clarification: Haying will be allowed for the sole purpose of feeding cows on the property. Hay bales collected on the property are not to be used on any other lease or sold.

NOTE: The response due date for this solicitation remains as 2:00 p.m., Tuesday, April 4, 2017.

Please acknowledge receipt of this Addendum on the OFFER RESPONSE FORM provided in the Invitation to Offer document.

If you have any questions, please contact me at dstratto@sjrwmd.com or at (386) 329-4196.

The Invitation to Submit Offer and this Addendum may also be located on the District's website at: www.sjrwmd.com/land/cattlelease/